

DRAFT
Planning Board Meeting Minutes
September 22, 2026
8:00 p.m.

PRESENT: Rob Luntz, Chairperson
John Ghegan
Geoffrey Haynes
Seyed Hosseini
Gabriella Mirabelli

ALSO PRESENT: Vincent Salanitro, P.E., Village Engineer
Jeannette Koster, Village Attorney
Len Simon, Village Board Trustee & Planning Board Liaison

ABSENT: Stacey Nachtaler, Village Board Trustee & Planning Board Liaison
Steve Krisky, Planning Board Member

1. CALL TO ORDER

Chairman Luntz called the Planning Board meeting of September 22, 2026, to order at 8:00 p.m.

2. PUBLIC HEARINGS

- a) *41-51 Maple LLC – 41-51 Maple Street (78.12-3-3) – Amended Site Plan to Legalize Existing Shed*

Geoff Haynes made a motion to open the Public Hearing, seconded by Gabriella Mirabelli, and the motion carried, 5 – 0, with Steve Krisky being absent, and Gabriella Mirabelli participating as an alternate member.

Property Manager Vicky Nikprelaj, and Maple Commons Property Manager Leonora Shabani were present in support of the application.

Vicky Nikprelaj stated that the superintendent from Maple Commons requested a 5' x 7' shed and they were not aware that a permit was required. The applicants stated that they paid a \$450.00 application fee and would do what they needed to do to get approval for the shed.

Gabriella Mirabelli said that according to the application the shed was 7' x 10'. When asked if the shed was anchored to the ground, the applicants said that it was not. The applicants stated that the shed has a floor that is raised up off the ground and Rob Luntz said that it would be advisable to have some type of anchorage.

Seyed Hosseini asked if the shed blocked emergency vehicle access and the applicant stated that the shed is at the far end of the parking lot and does not block anything, including emergency access.

Gabriella Mirabelli pointed out that the shed is almost flush to a catch basin and suggested that maybe it should be moved over. Rob Luntz said that on the site plan, the shed is shown five feet from the catch basin, and that is where it should be.

There is no light in the shed. Gabriella Mirabelli suggested that in the future, applicants should be asked where they plan to store landscaping equipment. Geoff Haynes asked the applicants if they were on site to oversee the relocation of the shed. Vicky Nikprelaj stated that she does not work on site, but she would oversee getting the shed moved and anchored.

The applicants were made aware that they would need to apply for a shed permit. Vinny Salanitro asked the applicant to provide a “cut sheet” from the shed and said that this cut sheet should list the anchoring requirements.

Geoff Haynes confirmed that a condition would be added to the resolution that would require the shed to maintain clearance of the catch basin to the satisfaction of the Village Engineer. There will be no additional condition about the anchorage of the shed, as that will be part of the shed permit approval.

Chairman Luntz invited comments from the audience. As there were no comments, John Ghegan made a motion to close the public hearing, seconded by Seyed Hosseini and carried, 5 – 0.

Seyed made a motion to approve the amended site plan for 41-51 Maple LLC with the added condition that the shed will maintain clearance from the catch basin to the satisfaction of the Village Engineer, seconded by Gabriella Mirabelli, and carried 5 -0.

b) Spring Come, LLC – 352 South Riverside Ave. (79.13-1-74) Amended Site Plan to Revise Parking Configuration & Adjust Signage & Landscaping

Chairman Luntz read a memo from Vinny Salanitro which summarized that the revisions to the parking configuration are necessary due to a field change to improve access to egress windows in the basement which required the installation of stairs. The stairs encroach into the area of one of the proposed parking spaces, necessitating modifications to the parking layout.

The original application also showed the parking spaces encroaching into the Village’s right-of-way. The applicant has addressed this issue by reducing the width of each parking space by two inches, thereby keeping the spaces within the property. This modification resulted in corresponding changes to the planting area. The amended site plan remains compliant with applicable requirements.

Gabriella Mirabelli made a motion to open the public hearing, seconded by John Ghegan, and the motion carried, 5 – 0.

Contractor Eddie Suydam and property owner Spring Jiang were present in support of the application. The applicants said that they changed how the basement was built, they put a walkway around the basement, with egress windows and the grade was lowered down. Because of this change, they required stairs and retaining walls, so they lost a parking spot.

The applicant stated that on the “triangle area” near the dumpsters, the plans call for a white vinyl fence, around the dumpster, and the applicant is proposing a chain link fence around the dumpsters instead, as they are worried that garbage trucks may damage they white vinyl. Chairman Luntz confirmed that there will still be a white vinyl fencing, approximately 80-feet, in front of the parking area, but the garbage enclosure will be chain-link. Vinny Salanitro said that on the original site plan, the fence around the garbage enclosure was vinyl, but the new proposal shows chain-link and the detail on the plans shows both. There will need to be some clarification in the conditions of the resolution, and the chain link fence will have black lining.

Chairman Luntz reminded the applicant that they did not come for approval for the changes to the stairs, and the applicant said that he thought that the changes were reflected on the plans, but he was in contact with the Engineering Office (former Village Engineer Dan O’Connor).

John Ghegan asked about lighting near the garbage “triangle” area and the applicants said that there were streetlights. John Ghegan asked about tenant parking, and the applicant said that each tenant gets one parking space, with an option to purchase another. John Ghegan asked about charging stations where tenant parking should be, and the applicant said that there are six charging stations.

Seyed Hosseini asked if the chain link fence for the trash area would encroach on a parking spot and Chairman Luntz said that this was discussed at a previous meeting and that space would be for employee parking and employees would not be on site at the time of trash pickup.

Geoff Haynes asked about the three-foot wide walkway in the alleyway and what that walkway would be used for. The applicant said that the walkway is for egress. Geoff Haynes noted that space in the alleyway was tight, but the applicant stated that it met code requirements.

Chairman Luntz noted that there was no one present in the audience to offer comments on this application, and Geoff Haynes made a motion to close the public hearing, seconded by Gabriella Mirabelli, and carried, 5 - 0.

Geoff Haynes made a motion to approve the amended site plan application for Spring Come LLC, adding a clarifying sentence to the resolution regarding the trash enclosure being boarded by a chain link fence, seconded by Seyed Hosseini, and carried, 5 – 0.

1. APPROVAL OF MINUTES – Draft Minutes 9/08/2026

Seyed Hosseini made a motion to approve the Planning Board minutes of September 8, 2026, seconded by John Ghegan, and carried, 5 – 0.

2. ADJOURNMENT

There being no further business to come before the Board, the meeting was duly adjourned at 8:40 p.m.

Respectfully submitted, Karen Stapleton, Secretary to the Planning Board